



**RUPERT BURSTOW**  
Property Consultancy & Acquisitions

**RENT REDUCTION & RENT FREE PERIOD**  
**HIGHLY PROMINENT SHOWROOM/SHOP**  
**PREMISES**  
**NEWLY REFURBISHED THROUGHOUT**  
**ADJACENT TO ENDEAVOUR**  
**TO LET**



**3 OLD SHOREHAM ROAD,**  
**PORTSLADE**



3 OLD SHOREHAM ROAD, PORTSLADE

**LOCATION** Situated in a highly prominent position in Old Shoreham Road, Portslade, forming part of the main A27 dual carriageway and adjacent to Fort Endeavour on the south side of the road. Applesham? Way and Portslade are situated to the north and provides easy access to the Shoreham by-pass and to the A259 coast road and into Brighton.

**ACCOMMODATION** The premises comprise of a spacious ground floor shop/showroom plus rear store/lean to and garden as follows:

<b>Gross Frontage</b>	<b>12'9 ft</b>
<b>Internal Width</b>	<b>14'8 ft</b>
<b>Total Depth</b>	<b>42'8 (irregular shape)</b>

**TOTAL SALES AREA: 573 SQ FT(53 SQ M)**

**AMENITIES**

- Newly refurbished throughout
- New shop front
- Suspended ceiling
- Strip lighting

**Storage Areas** There are three separate storage cupboards (one with hand wash basin)

**WC** Separate WC with hand wash basin

**Rear Store/lean-to** 13'6 x 6 – 81 sq ft

**Rear Patio/garden** South facing approx 18 x 15 ft

**TENURE** Leasehold

**LEASE** A new lease is available with a suggested term of between three and twenty five years.

**RENT** £6,750 per annum exclusive

**RENT FREE PERIOD** There will be a rent free period of three months

**UNIFORM BUSINESS RATES** To be confirmed

**VAT** VAT is applicable in this instance

**LEGAL FEES** Each party to bear their own legal costs incurred.

**VIEWING** Strictly via a prior appointment through agents: **Rupert Burstow Ltd**  
**Tel:01273731111**